

Board of County Commissioners

INTER-OFFICE MEMORANDUM

DATE: October 1, 2003
TO: Parwez Alam, County Administrator
FROM: Tony Park, P.E., Public Works Director
SUBJECT: Harbinwood Estates Drainage Improvements

This project was included in the 1995 Capital Budget as enhancement of Lake Charles which lies upstream of Lake Jackson Heights Subdivision. Numerous rainfall events in recent years have caused significant flooding of structures and yards within the Harbinwood Estates development. As a result, Leon County has contracted with a consultant to provide professional engineering services for the design and permitting of retrofit improvements to reduce both the amount and frequency of flooding within this residential area. A conceptual footprint of improvements has been identified, and staff has presented the information at public meetings.

Of the identified area for improvements, staff has already acquired six of the properties in voluntary sales to the County by the owners. Recently, two additional property owners have submitted written offers to sell their properties to the County (see attached memo). The offer amounts from the owners and the respective appraisal amounts for their properties are as follows:

Donald and Nancy Downing, 2026 Harriet Drive:

amount offered by owner	\$139,500.00
appraised value	\$125,500.00

Thomas and Marie Behm, 2035 Harriet Drive:

amount offered by owner	\$125,000.00
appraised value	\$ 88,000.00

The Stormwater section concurs that the acquisition of the properties would be beneficial to the completion of the project and recommends that the County Administrator authorize staff to pursue the acquisition.

Staff seeks authorization to pursue the acquisitions in accordance with Board Policy No. 03-01 by presenting the offers from the owners to the Board of County Commissioners with a recommendation that the initial offers from the owners be rejected and that the Board

authorize a counteroffer to the owners in an amount equal to the appraisal amounts. If you need any further information, please contact me at 488-8003.

 ✓ Approve
 Disapprove

 Tony Alane
County Administrator
Date

 Daniel J. Rigo
Reviewed by: Daniel J. Rigo
County Attorney's Office
Date:
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AUG 14 2003

LEON COUNTY
PUBLIC WORKS

August 8, 2003

Leon county Public Works
2280 Miccosukee Road
Tallahassee, Florida 32308

ATTN: Mitzi McGhin

Dear Ms. McGhin:

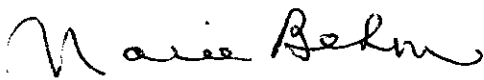
Recently we learned through another party that some lots on Harriet Drive are being considered by the County for a drainage system to alleviate flooding in that area.

Earlier this week we contacted you about our concerns for a drainage pond being placed near our property at 2035 Harriet Drive and learned that our property was one of the lots being considered for the drainage pond. You suggested that if we were agreeable to selling to Leon County at this time, that we need to notify your office in writing, and state the dollar amount we would like to request to receive for the purchase of the property. You also stated an appraiser approved by the County would appraise the property.

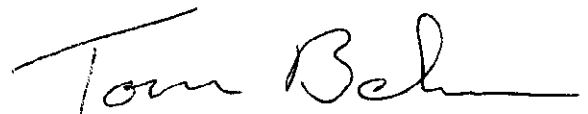
At this time we would be agreeable in working with your department regarding the purchase of our property. However, we have concerns about the purchase price of the property and the extra cost to us to purchase another investment property. Since we purchased the property in June 2001 we have made many improvements on the house, which involved a great deal of time and money spent on the renovations. Therefore, we are requesting a buy out price of \$125,000.00.

If you have any questions you can contacted us at (850) 385-9634.

Sincerely,



Marie Behm



Tom Behm

JUL 29 2003

LEON COUNTY
PUBLIC WORKS

Donald E. and Nancy P. Downing
2026 Harriet Drive
Tallahassee, FL 32303

July 28, 2003

Mitzi McGhin
Right-of-Way Agent
Leon County Public Works
Board of County Commissioners
301 S. Monroe St.
Tallahassee, FL 32301

Dear Ms. McGhin:

Re: Harbinwood Estates Drainage Improvements
Property Acquisition, Parcel #21-03-65-E-0430

As a follow-up to your letter of August 27, 2002, reference the above, this is to inform you that as property owners of said property, we are offering to sell our property, less the portable utility building, to Leon County for \$139,500.00.

We are attaching a copy of a "CMA Summary" of houses sold in Lake Jackson Heights in the past six months. As you see by the attached, the average selling price per square foot is \$78.90. Therefore, we believe the above price is in line with today's market.

Sincerely,


Donald E. Downing

Residential - Active:

ADDRESS	MLS #	Status	Area	CLD	SQF	DOM	LP	\$/SQF	SP	\$/SQF
2031 Longview	<u>113444</u>	CON	02		1,040		\$88,400	\$85.00		
1911 LONGVIEW DR	<u>114342</u>	NEW	02		1,241		\$120,000	\$96.70		
Total Listings							Avg	Avg		
2							\$104,200	\$90.85		

Residential - Sold:

ADDRESS	MLS #	Status	Area	CLD	SQF	DOM	LP	\$/SQF	SP	\$/SQF
2033 LONGVIEW DR	<u>113187</u>	SLD	02	7/1/2003	1,040	1	\$65,000	\$62.50	\$64,500	\$62.02
2129 HARRIET DR	<u>109575</u>	SLD	02	4/17/2003	1,066	87	\$86,900	\$81.52	\$84,000	\$78.80
2006 Longview Drive	<u>113814</u>	SLD	02	7/18/2003	1,104	2	\$87,500	\$79.26	\$87,500	\$79.26
2128 LONGVIEW DR	<u>109659</u>	SLD	02	4/29/2003	1,222	82	\$96,000	\$78.56	\$99,000	\$81.01
1909 FAULK DR	<u>106428</u>	SLD	02	2/24/2003	1,596	178	\$100,000	\$62.66	\$100,000	\$62.66
2149 Faulk	<u>110383</u>	SLD	02	5/20/2003	1,316	63	\$131,000	\$99.54	\$131,000	\$99.54
2150 LONGVIEW DRIVE	<u>109809</u>	SLD	02	6/18/2003	1,550	98	\$134,900	\$87.03	\$138,000	\$89.03
Total Listings							Avg	Avg	Avg	Avg
7							\$100,185	\$78.72	\$100,571	\$78.90

Overall Residential - Summary

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
LP:	\$134,900	\$65,000	\$101,077	\$96,000
SP:	\$138,000	\$64,500	\$100,571	\$99,000